

FOR SUBLEASE

18 Prestige Lane
Lancaster, Pennsylvania

Warehouse Space

±16,640 SF

\$7.95/SF NNN

ADDITIONAL FENCED LOT AVAILABLE



Features

- 16,640 SF warehouse space with restroom
- Sublease term ±5 years
- Multiple loading docks and 31 Ft clear ceiling height
- Great location just off Centerville Rd with close access to Route 30 and Route 283
- Additional secured parking/outdoor storage available



320 Granite Run Drive, Suite 305
Lancaster, PA 17601
Office: (717) 431-8300
www.Compass-PA.com

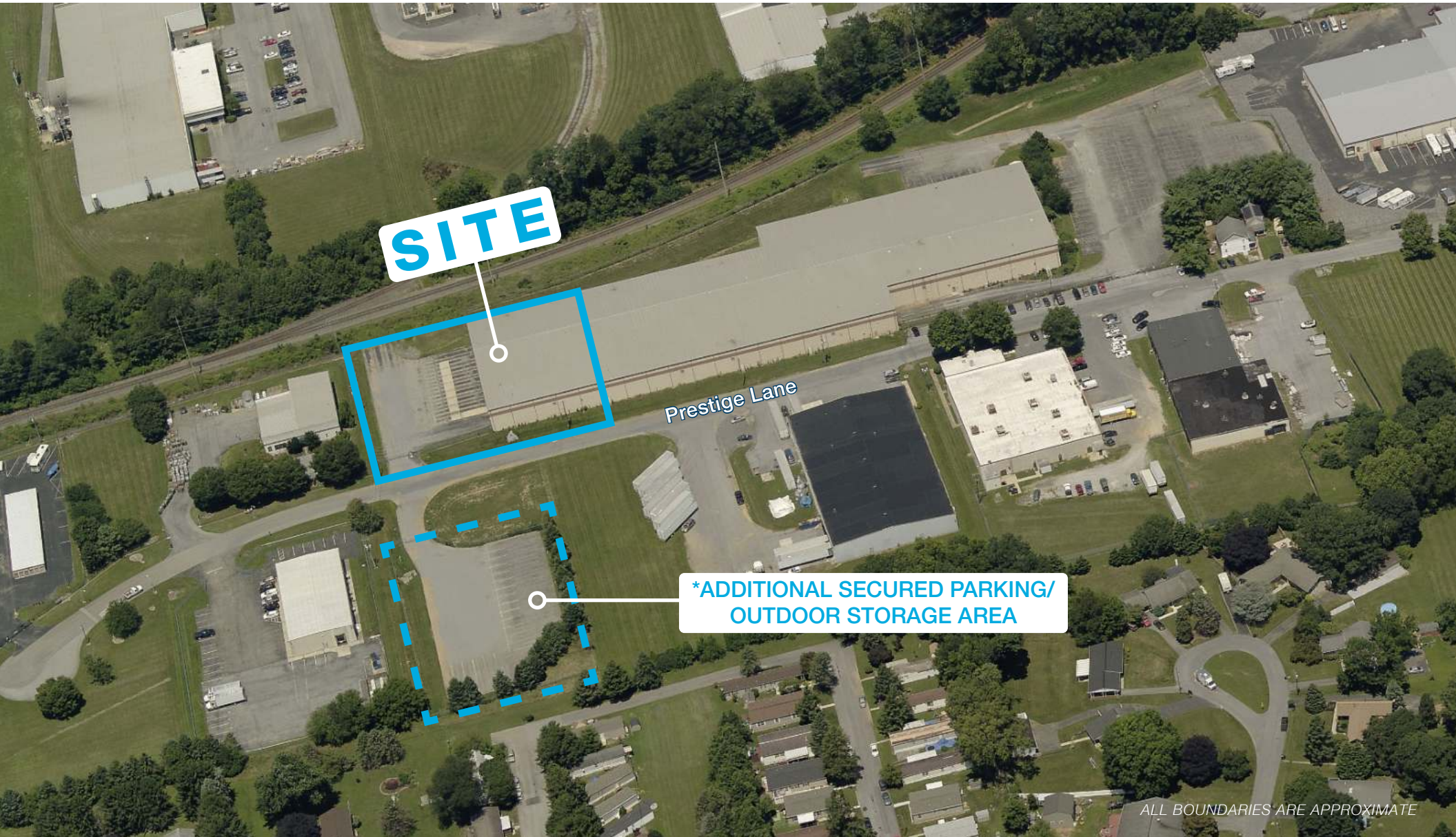
The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. All financial projections are estimates only. Results not guaranteed.

For additional information or to schedule a tour, please
contact us!

Deepa Balepur, Realtor®
Cell: (717) 808-3531
Deepa@Compass-PA.com

18 Prestige Lane Lancaster, Pennsylvania

Aerial



ALL BOUNDARIES ARE APPROXIMATE

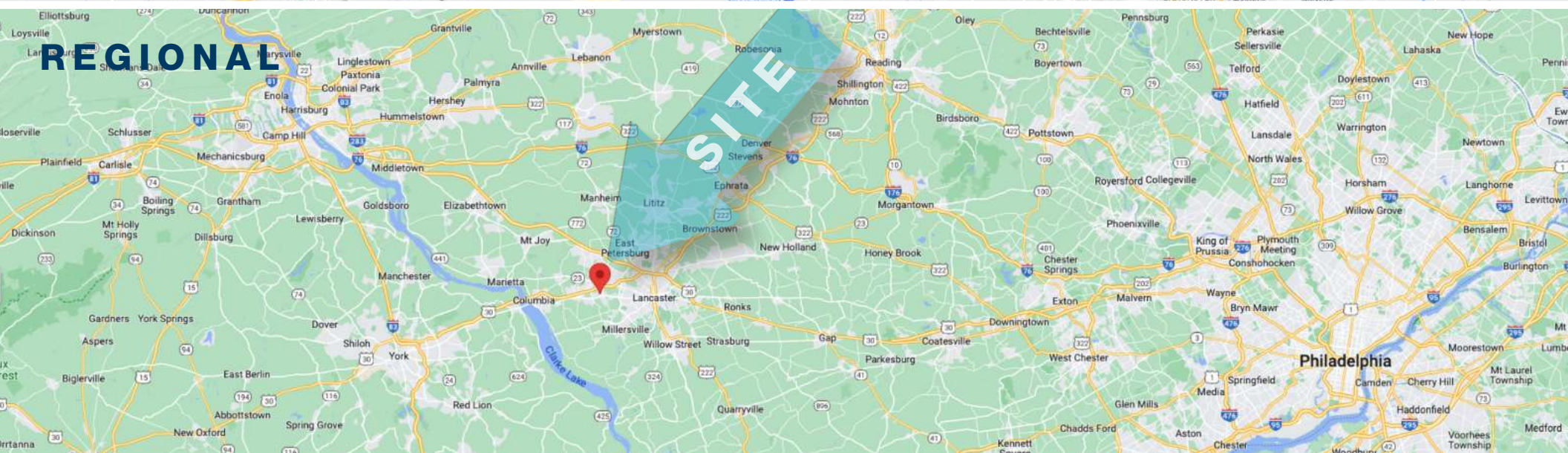
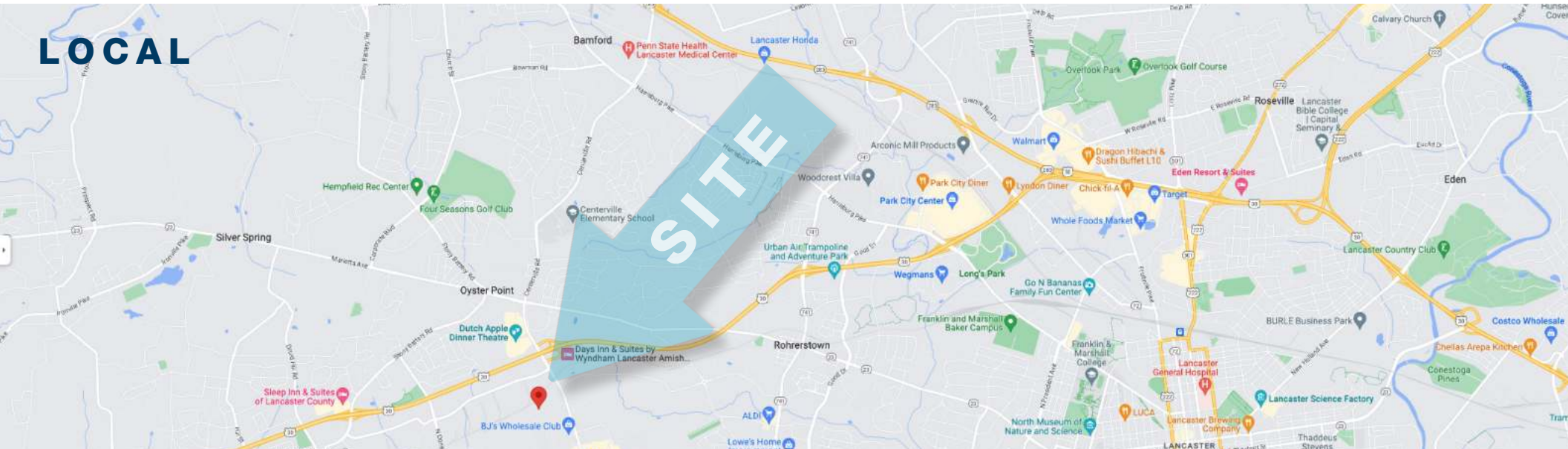


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Location



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18 Prestige Lane

Lancaster, Pennsylvania

Summary

Address: 18 Prestige Ln
Lancaster, PA 17603

Municipality: East Hempfield Twp, Lancaster County

Tax Parcel ID: 290-47014-0-0000

Zoning: (E) Enterprise

Utilities: Public water & sewer

Available Area: ±16,640 SF

Loading: (9) Docks with levelers
(1) Drive-in door

Ceiling Height: 31 Ft Clear

Electric: 3 Phase

HVAC: Ceiling-mounted infrared radiant gas fire heaters

Sprinklers: 100%; wet

Lease Rate: \$7.95/SF NNN
*\$4,500/month plus maintenance for additional fenced lot
\$0.63/SF (2023)

Taxes: \$5.71 per 1,000 gallons

Water: \$4.45 per 1,000 gallons

Sewer:

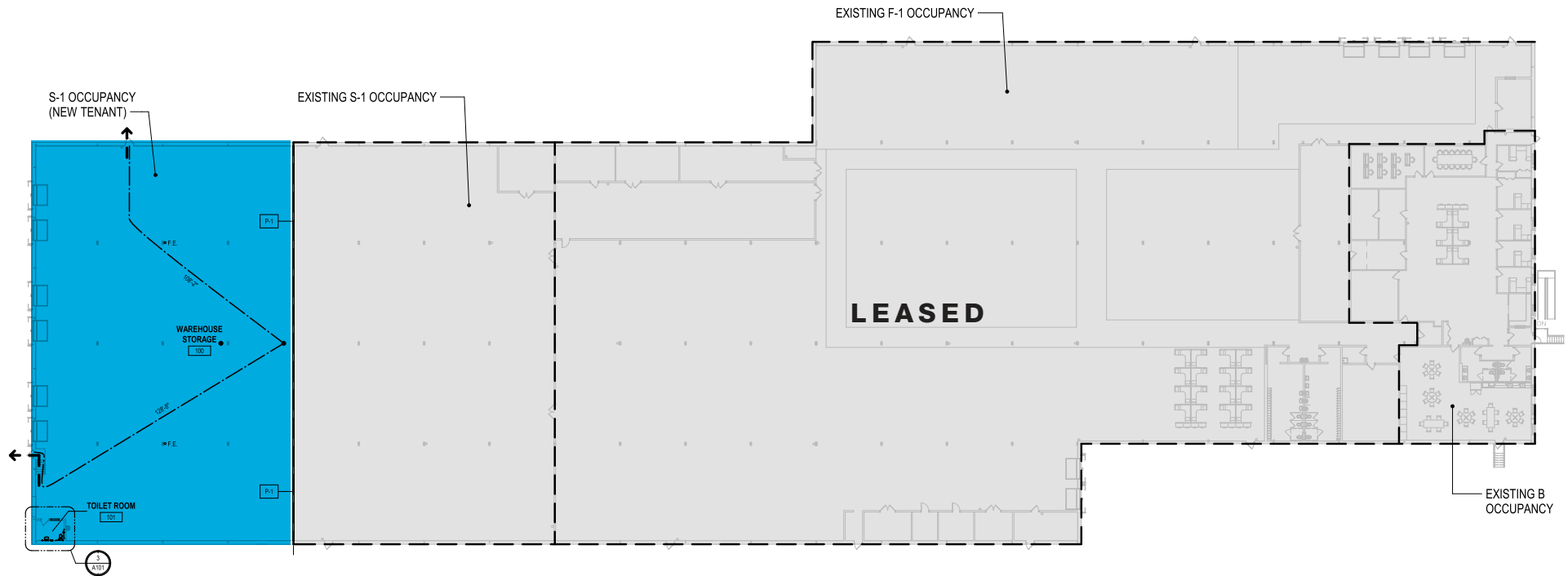


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18 Prestige Lane Lancaster, Pennsylvania

Floor Plan
± 16,640 SF Available



AVAILABLE

PLEASE FIELD VERIFY ALL DIMENSIONS



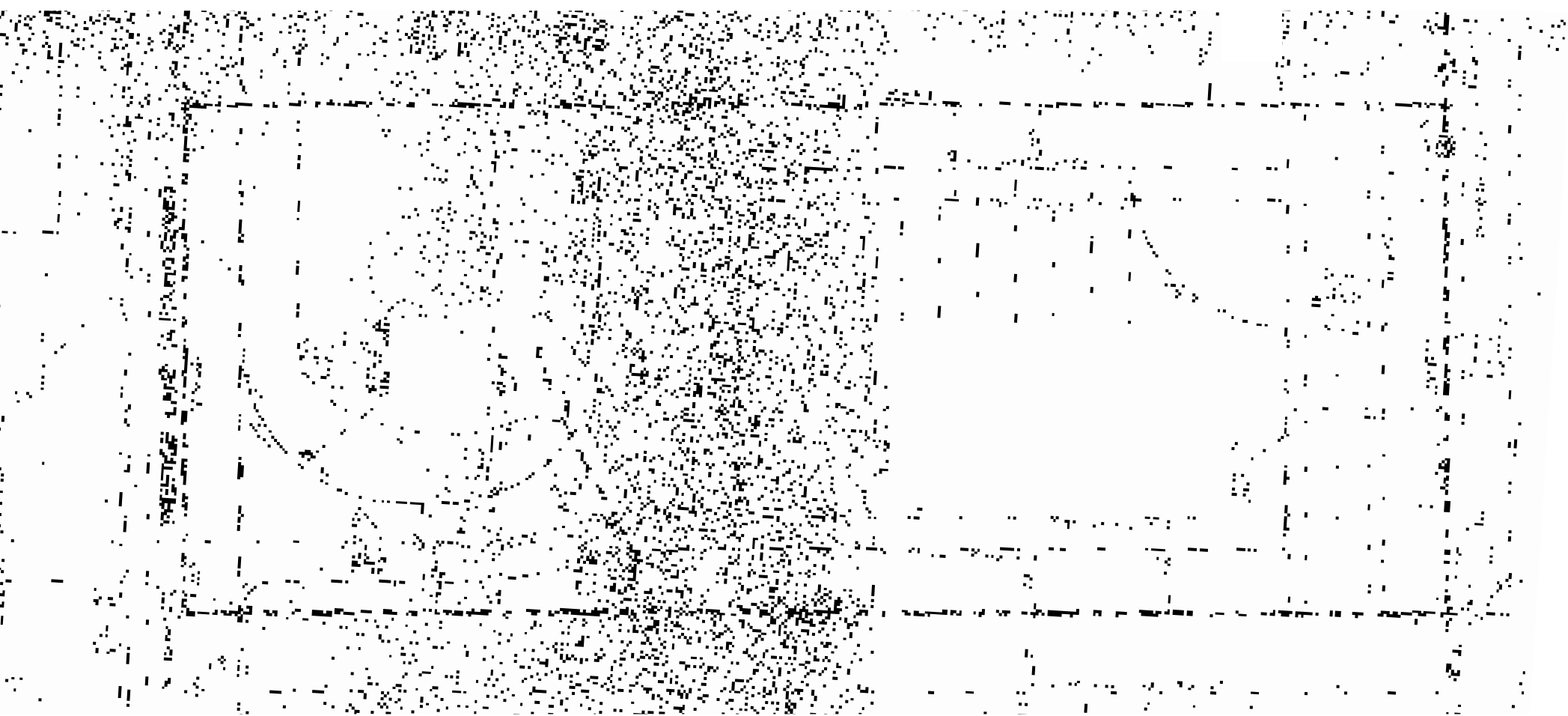
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18 Prestige Lane

Lancaster, Pennsylvania

Fenced Lot



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A. Statement of intent: Areas of the community that are prime for business enterprise due to vehicle and/or rail access, utilities, and infrastructure. The uses within this zone, due to their size, scale, potential environmental impacts, truck traffic, rail access, and type of activity, are appropriately located at a desirable distance from neighborhoods, schools, parks and recreation areas. These business areas provide essential benefits to the Township including employment and economic/ financial stability that help to create a more sustainable community.

B. Permitted uses: The following are uses permitted by right, subject to all other applicable standards of this chapter, including but not limited to specific use provisions in Article 5.

(1) Agricultural uses:

- (a) Agricultural wholesale operations.
- (b) Forestry activities.
- (c) Horticultural operations, including one single-family detached dwelling contained on the site, subject to the requirements of Article 5 (single-family dwellings).

(2) Residential uses:

- (a) None.

(3) Business uses:

- (a) Auction, automobile.
- (b) Auction, wholesale.
- (c) Contractor business and storage.
- (d) Convenience stores.
- (e) Heavy equipment sales, service and repair.
- (f) Industrial, light and general.
- (g) Lodging and overnight accommodations.
- (h) Office.
- (i) (Reserved)¹
- (j) Motor vehicle storage.
- (k) Professional, scientific and technical offices.
- (l) Regional commercial sports facilities.
- (m) Self-storage facilities.
- (n) Motor vehicle sales, leasing and service.
- (o) Day-care services, commercial.
- (p) Truck stop.
- (q) Car wash and detailing.
- (r) Drive-through restaurant.

(4) Civic/social/utility uses:

- (a) Municipal use.
- (b) Park and recreation facilities, private and/or commercial.
- (c) Park and recreation facilities, public.
- (d) Public utilities.

- (f) ROW WFs, ROW small cell WFs, municipal property WFs, municipal property small cell WFs, and municipal property macrocell WFs.
- (5) **Accessory uses customarily incidental to the above permitted uses:**
- (a) Alternative energy systems, accessory.
 - (b) Home-based business, no-impact.
 - (c) Accessory dwelling units.
- C. **Conditional uses:** The following uses require conditional use approval from Board of Supervisors. See regulations in Article 9 and specific use provisions in Article 5.
- (1) Adult businesses.
 - (2) Alternative energy systems, principal.
 - (3) (Reserved) 2
 - (4) Correctional facilities.
 - (5) Industrial, heavy.
 - (6) Legalized gambling establishments.
 - (7) Recycling facilities.
- D. **Special exceptions:** The following uses require special exception approval from Zoning Board. See regulations in Article 9 and specific use provisions in Article 5.
- (1) Community rehabilitation facilities.
 - (2) Small cell WFs and macrocell WFs.
 - (3) Home-based business, impact.
- E. **Design standards** (see also Article 4 for modifications and exceptions):
- (1) Minimum lot area: None.
 - (2) Minimum setbacks for principal and accessory uses:

Setback	Principal (feet)	Accessory (feet)
Front	50	Not permitted in front yard
Side	25	15
Rear	35	20

- (3) Minimum lot width: 200 feet.
- (4) Maximum lot coverage: 70%.
- (5) Maximum building height:
 - (a) Principal structures: 60 feet.

the horizontal distance equal to their height, plus an additional 50 feet provided that the maximum height of the structure shall not exceed 85 feet.

Furthermore, the portion of the structure exceeding the maximum permitted height shall not be used for habitable occupancy.

- (6) All uses shall meet all state and federal regulations.
- (7) Off-street loading: Off-street loading shall be provided as specified in Article 8 of this chapter.
- (8) Off-street parking: Off-street parking shall be provided as specified in Article 8 of this chapter.
- (9) Signs: Signs shall be permitted as specified in Article 7 of this chapter.
- (10) Driveway and access drive requirements: All driveways and access drives shall be in accordance with the East Hempfield Township Road Ordinance.³
- (11) Screening: A visual screen must be provided along any adjoining lands within any of the residential zones, regardless of whether or not the residentially zoned parcel is developed. (See Article 4 of this chapter.)
- (12) Landscaping: Any portion of the site not used for buildings, structures, parking lots, loading areas, outdoor storage areas, and sidewalks shall be maintained with a vegetative ground cover and other ornamental plantings. (See Article 4 of this chapter.)
- (13) Public sewer and water: All uses in this zone shall connect to public sewer and water facilities unless it is shown by a professional engineer and approved by the appropriate authority that such connection is not feasible.
- (14) Waste products: Dumpsters may be permitted in accordance with the provisions of Article 4 of this chapter.
- (15) All uses (except public uses) permitted within this zone shall also comply with the general provisions contained within Article 4 of this chapter.